

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 6, 2004

ITEM NO. 8

SUBJECT	Preliminary Plat
REQUEST	<p>Request to approve a Preliminary Plat for 20 single family residential lots with amended development standards on a 10+/- acre parcel.</p> <p>1-PP-2004</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• The R1-10ESL site zoning conforms with the properties to the east, west and north sides• Applicants have agreed to conform to ESLO-2 standards including 24 ft. building heights• No objections have been received from neighbors
OWNER	<p>Burns Brothers Holdings 480-429-2354</p>
APPLICANT CONTACT	<p>Paul Thorp H T P O, Inc 480-836-0535</p>
LOCATION	<p>11421 N 124th St, Northeast corner of 124th St. and Via Linda</p>
BACKGROUND	<p>Zoning.</p> <p>The site is zoned R1-10 ESL. This zoning district(s) allow for single-family residential lots with minimum sizes of 10,000 sq. ft. This area was annexed as R1-43 in 1975. Case 64-ZN-89 rezoned the area to R1-10 in 1989. Case 17-ZN-91 amended right of way stipulations for the 56-acre R1-10 property including Desert Orchid to the west, Parker Place I to the north and the site.</p> <p>Context.</p> <p>This subdivision is located in the East Shea area of the City. The surrounding property is zoned R1-10 to the north (Parker Place I), west (Desert Orchid) and east (Sonoran Heights). Desert Mountain High School (R1-43ESL) is located south of the site across Via Linda.</p>
APPLICANT'S PROPOSAL	<p>Goal/Purpose of Request.</p> <p>The request is to create a 20-lot plat on the 10 +/- site with amended development standards. The plat has private streets (tract) with entry feature and gate connecting to 124th St. to the west. The proposed 40 ft. wide, ESL residential standard, internal street connects with 124th Way at the southern end of Parker Place I in a cul-de-sac with an emergency gate and "Knox Box." The retention basin is located within the NAOS area at the southwest corner of the site. Amended development standards include lot area (from 10,000 to</p>

9,000 sq. ft.), lot width (from 80 to 75 ft.), front yard (from 30 to 23 ft.), side yard (from 7 to 6 ft.), rear yard (from 25-19 feet) and distance between main buildings on adjacent lots (from 14 to 12 ft.) The site will develop under ESLO-2 including 24 ft. building heights.

The gated entry feature 6 ft. tall W.I. swing gates with stone veneer finished columns and concrete caps. Entry feature landscaping includes Palo Verde, Mesquite and Ironwood trees and other xeriscape materials. Six (6 ft.) tall CMU site walls are located around the outside edge of the rear and sides of the lots and abut NAOS tracts.

Key Issues.

- Primary access to this site is from 124th St. rather than 124th Way via Parker Place I, the residential neighborhood to the north. Streets in Parker Place II are private while streets in Parker Place I are public. 124th St. access eliminates traffic accessing through Parker Place I.
- Discussion with neighbors to the north resulted in the provision of an NAOS buffer along the north side of this site.
- This site will be developed under ESLO-2 standards including the maximum allowable 24 ft. building height.

IMPACT ANALYSIS**Traffic.**

Traffic generation from this site is estimated to be 198 vehicle trips per day. Vehicles will enter and exit the site at 124th St., a paved 4-lane collector road. Sufficient capacity is available to accommodate the additional traffic generated by this project. The intersection of 124th St. and Via Linda is signalized. Project improvements to 124th St. include center median modifications with a northbound left turn opening at the proposed internal street location.

Curb, gutter and sidewalks are provided along 124th St. and Via Linda. The gated, internal street is stipulated to conform to the design guideline for entry gates and subject to subsequent staff approval. Access to Parker Place I from the site along 124th Way is limited to emergency vehicles only and a cul-de-sac is provided at the north end of 124th Way adjacent to Parker Place I.

Water/Sewer.

Water and sewer facilities exist along 124th St. and Via Linda and water and sewer lines will be connected from the adjoining lines and extended into the site to serve the new homes planned for this project.

Police/Fire.

The police and fire departments have been contacted and have reviewed the proposal and confirmed that the proposal is in conformance to the requirements and standards of these departments.

Schools.

Scottsdale Unified School District has been notified of this application. The school district had no objection to this plat and is able to accommodate the additional school children from this area

Open space/Scenic Corridors.

The site is in the Upper Desert Landform of ESL with the land being gently rolling with the majority containing slopes of 0-10%. Overall, 119,700 sq. ft. of NAOS is provided and 119,662 sq. ft. required. Justification for the amended development standards is the 50 ft. wide scenic corridor along Via Linda and provision of buffers along 124th St. to the west and Parker Place I to the north. All NAOS areas are tracts with no on-lot NAOS proposed. A public trail easement is located along the east side of 124th St. through the site's NAOS area.

Community Involvement.

Two (2) community meetings have been held, and included primarily the residents living in Parker Place I. Discussions centered on the access location and emergency access only from 124th St. northward into Parker Place I. Also the provision of NAOS buffers adjacent to the north side of the site and maintenance of the 24 ft. building heights to preserve view was discussed. No letters or phone calls of objection have been received.

A letter of support has been received from NESPOA.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)

Al Ward
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY

Al Ward
Report Author

Jayna Shewak
Development Planning Manager

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A Aerial Close-Up
3. Zoning Map
4. Preliminary Plat (2 pgs)
5. Bikeways & Trail Exhibit
- A. Fire Ordinance Requirements
- B. Stipulations
- C. Ordinance Requirements



City of **Scottsdale**

PROJECT NARRATIVE



1-PP-2004
1/9/04

- ☐ Rezoning ☒ Other PLAT
- ☐ Use Permit
- ☐ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case # 1984-PA-03

Project Name Parker Place II

Location 124th & Via Linda

Applicant Meridian of Minnesota Dev.
Company

SITE DETAILS

Proposed/Existing Zoning: R1-10

Use: Single Family

Parcel Size: 10 Acres

☐ Gross Floor Area ☒ Total Units: 21

☐ Floor Area Ratio ☒ Density: 2.1 unity/acre

Parking Required: N/A

Parking Provided: N/A

Of Buildings: _____

Height: _____

Setbacks: N- NAOS S- NAOS

E- 20 W- NAOS

In the following space, please describe the project or the request

This request is for preliminary plat approval of a 21 Lot

Subdivision on a 10 acre property on the Northeast corner

of 124th St. and Via Linda.

The lots are typically 75 feet wide and 126 feet deep

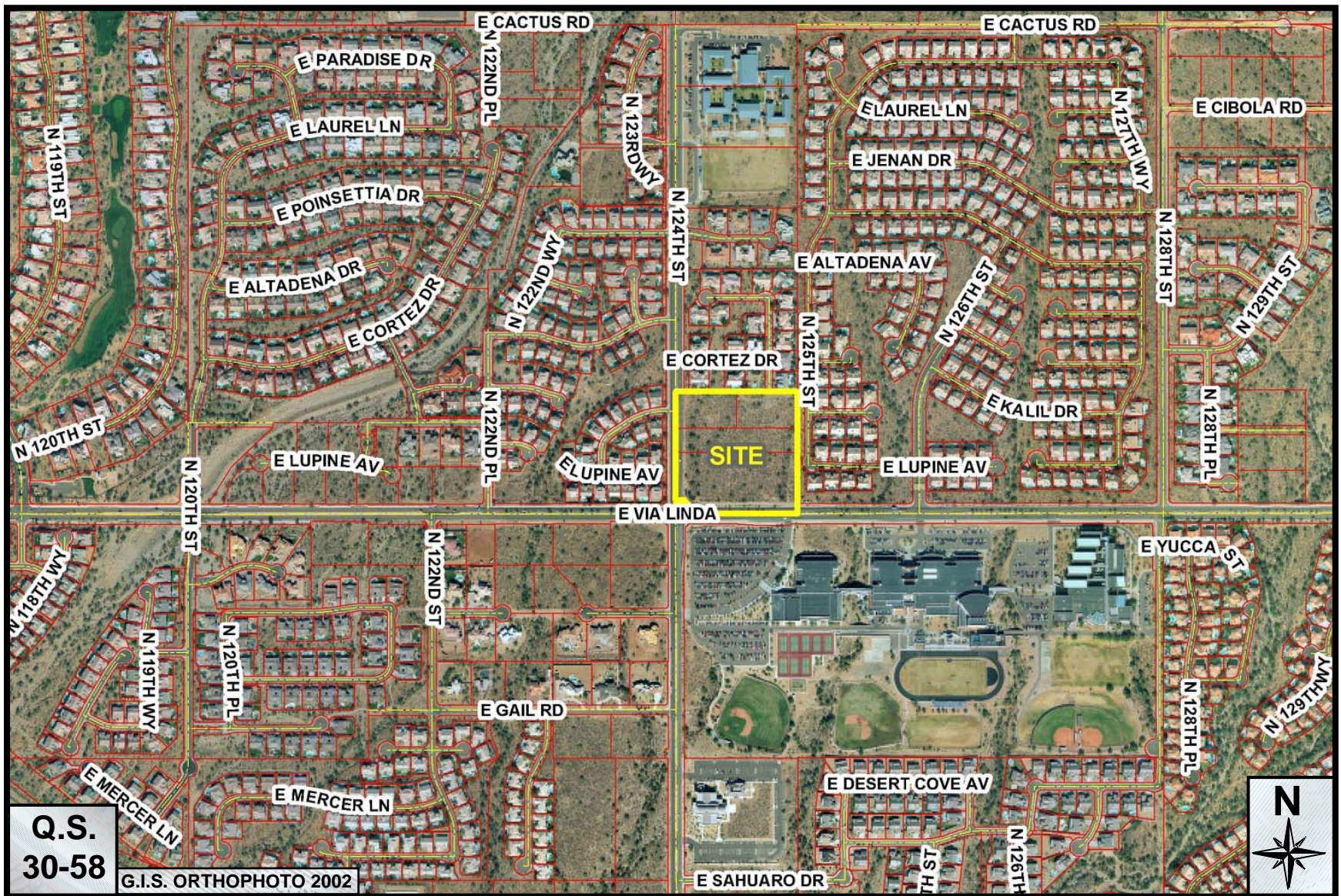
conforming with previously approved amended development

standards for Cholla Ridge 16 ZN92 dated 6-17-92. This

will be a gated development with access from 124th St.

at the Kalil Drive alignment.

ATTACHMENT #1



Parker Place II

1-PP-2004

ATTACHMENT #2



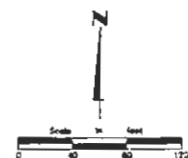
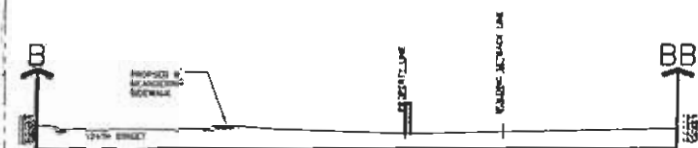
Parker Place II

1-PP-2004

ATTACHMENT #2A


PRELIMINARY

GROSS AREA = 435,283 S.F. (9.99 AC.)
NET AREA = 371,661 S.F. (8.53 AC.)
N.A.O.S. REQUIRED
(25% OF NET SUBDIVISION AREA) = 108,820 S.F. (2.13 AC.)
TOTAL N.A.O.S. PROPOSED = 110,537 S.F. (2.54 AC.)
21 RESIDENTIAL UNITS
(D.U./AC. = 21 D.U./9.99 AC.) = 2.1 D.U./AC.
ZONED: R1-10 ES. (H0)



PARKER PLACE II
SCOTTSDALE,
ARIZONA

SITE PLAN EXHIBIT

	Highway Surveyors Landscape Architects Surveyors		1974-75
	1975-76		1976-77
	1977-78		1978-79
	1979-80		1980-81
	1981-82		1982-83

1974-75: 1975-76: 1976-77: 1978-79: 1980-81: 1982-83:

1975-76: 1977-78: 1979-80: 1981-82: 1982-83:

1976-77: 1978-79: 1980-81: 1982-83:

1977-78: 1979-80: 1981-82: 1982-83:

1978-79: 1980-81: 1982-83:

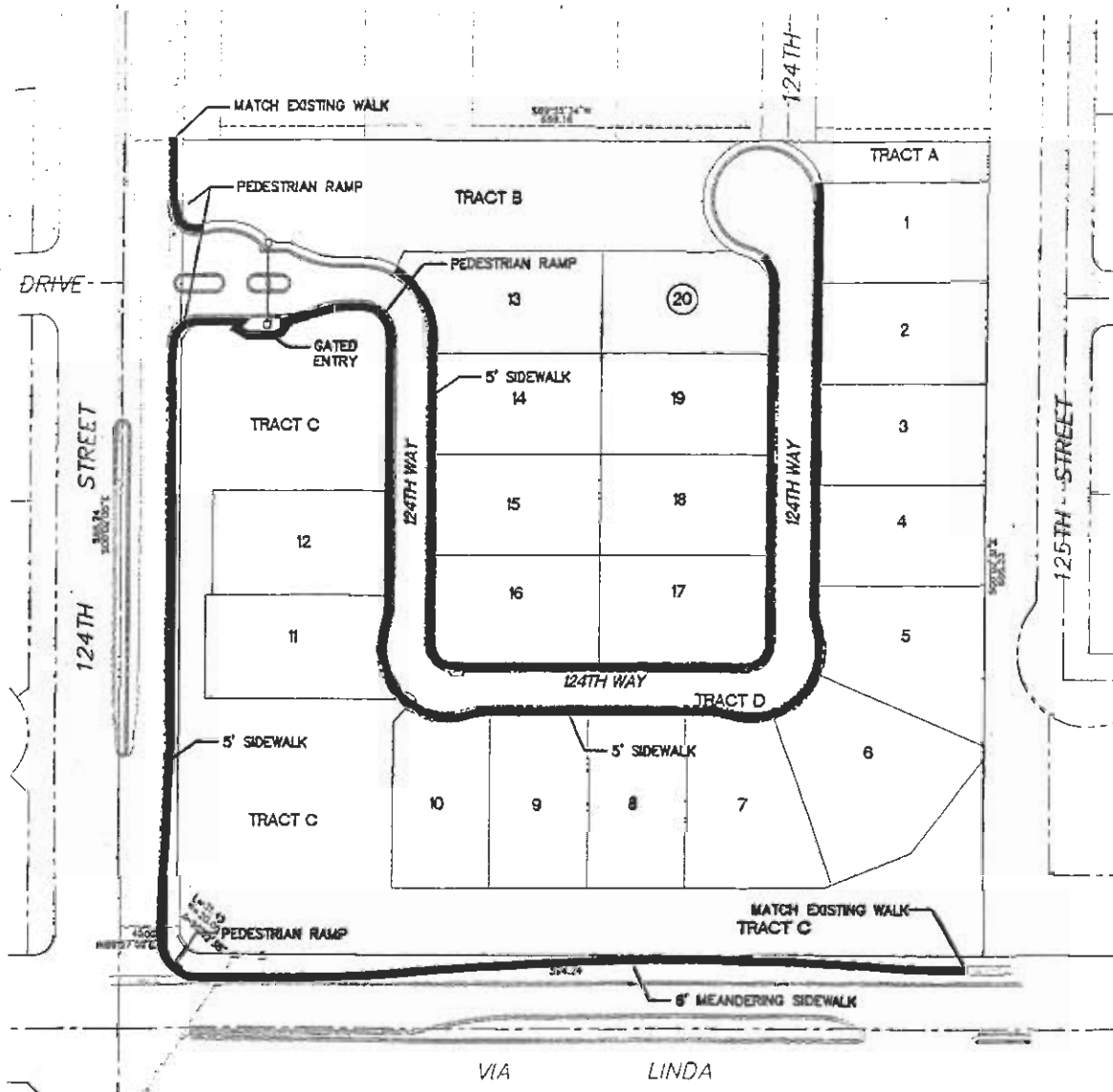
1979-80: 1981-82: 1982-83:

1980-81: 1982-83:

1981-82: 1982-83:

1982-83:

1 of 1



PRELIMINARY

PARKER PLACE II

SCOTTSDALE,
ARIZONA

BIKEWAYS AND TRAIL EXHIBIT

HT
PO
Engineers - Surveyors
Landscape Architects
Planners - Urban Design
1910 North 10th Street
Suite 100
Phoenix, AZ 85016-2604
TEL: 480-470-1100 FAX: 480-470-1101

Project No.	2000-01
Client	City of Scottsdale
Scale	1" = 100'
Date	08/08/00
Drawn by	John S. Sweeney

PARKER PLACE 2 -
NEC. 124 TH. STREET
& VIA LINDA
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

SEE THE SITE PLAN TO INDICATE THE LOCATIONS OF THE FIRE LANES- CONNECT THE EXISTING PAVEMENT ON 124TH WAY TO THE NEW W/ A GATE.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
 - ☐ A. KNOX BOX
 - ☒ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -TWO-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL STREETS & PRIVATE DRIVEWAYS SHALL CONFORM TO THE FIRE DEPT. GUIDE LINES FOR EMERGENCY VEHICLE ACCESS, & 100 YEAR STORM ACCESS.

ATTACHMENT A

RESIDENTIAL SUBDIVISION
STIPULATIONS FOR 1-PP-2004: PARKER PLACE II

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

SITE DESIGN:

- 1. The approved intensity may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns, which will need to be resolved at the time of final plat. Appropriate design solutions to these constraints may preclude achievement of the proposed intensity.*
- 2. All cuts and fills, including any proposed berms, shall be contoured to blend with the adjacent existing landforms, to the satisfaction of Plan Review and Permit Services staff. All cuts and fills exceeding eight (8) feet shall return for separate Development Review Board approval.*
- 3. All culverts, headwalls, and all other drainage structures shall be integrally colored to blend with the natural desert.*
- 4. Rip rap shall be indigenous or native stone.*
5. Final plat shall identify the use and maintenance of any land not used for residential lots.
6. Flagpoles, if provided, shall be one piece conical tapered.

ON-SITE LIGHTING:

- 1. No on-site or landscape lighting is proposed or approved with this case. If on-site or landscape lighting is desired in the future, the developer shall return for a separate Development Review Board hearing.*

SIGNS:

1. Provide note on final landscape plans: Signs require separate approvals and permits.

BIKEPATHS/PUBLIC USE TRAILS:

- 1. The multi-use public trail on the east side of 124th Street shall be shown on the final plat.*
- 2. All trail alignments shall be subject to the review and approval of the Parks and Trails Coordinator and Plan Review staff. These public trails shall be dedicated in the form of easements, to the satisfaction of City staff.*

ATTACHMENT B

3. *The City's Trail Planner and the Plan Review staff shall approve the location, details, and construction materials of the trail crossing of the plat access road.*
4. Paths and public use trails shall be consistent with the Design Standards and Policies Manual for the City of Scottsdale.

WALL DESIGN:

1. The homeowners' association shall be responsible for the maintenance of the exterior perimeter or site walls. Note this requirement on the final plat.
2. Perimeter or site walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall be shown on final improvement plans and is subject to staff review and approval.

LANDSCAPING:

1. *Decomposed granite shall not be used within dedicated NAOS easements, except in specified trail locations, emergency access or access to drainage facilities.*
2. *The developer shall include a typical NAOS revegetation plan indicating plant densities and varieties per a specified one hundred (100) sq. ft. area, which shall match adjacent undisturbed desert.*
3. Provide only plant material indigenous to this site *in revegetated NAOS areas.*
4. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
5. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections.
6. *Provide the following as a note on the landscape plans:* Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
7. *Provide the following as a note on the landscape plans:* All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
8. The landscape plan for any model home(s) shall be submitted for final plans review and approval at the time of that lot's development.

9. No visible turf areas are permitted.
10. Provide 8% slope away from walk or curb for 5' 0" along all streets.
11. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Plan Review staff.
12. All roadway medians required of this project shall be shown on final landscape plan submittal and shall be landscaped and maintained by project's owner for a period of three years from final acceptance by Field Services.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.
2. A temporary irrigation system is required in revegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.

NATURAL AREA OPEN SPACE (NAOS):

1. *Per the developer's initial calculations, the minimum amount of NAOS required is 119,662 square feet.*

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION AND ACCESS DESIGN:

1. The developer shall dedicate a 1-foot VNE along the subdivision frontage on 124th street and on via Linda except at the subdivision entrance.
2. The final plans shall show the gate details at the subdivision entrance. One-way ingress and egress lanes shall have a minimum width of 20 feet (or 16 feet of pavement plus 2-foot wide ribbon/roll curb on both sides).
3. The curb return radii at 124th Way (subdivision entrance) shall be 25 feet per City of Scottsdale standard requirements.
4. The proposed median on 124th Way, close to the entry gate, shall be positioned outside the ROW.

INTERNAL CIRCULATION:

1. The developer shall construct any required street bubbles, and cul-de-sac in accordance with the City of Scottsdale Design Standards & Policies Manual (D.S. & P.M.).
2. Median on 124th needs to be modified to allow northbound and southbound left turns.

OTHER:

1. The final plans shall show separate pedestrian access around the gate.
2. The developer shall dedicate a minimum 15-foot trail easement along 124th Street.
The developer shall construct a minimum 8-foot wide public trail within the 15-foot easement. The trail shall be made possible to cross through the subdivision entrance (median at subdivision entrance shall not block such crossing).
3. The trail shall be buffered from street and vehicles as much as possible. The design and location of the trail and easement shall be subject to the approval of the Trails Coordinator, Scott Hamilton, 480-312-7722.
4. Provide a 20'-0" gate with a Knox Pad Lock at the end of the 124th Way cul-de-sac and connect the new pavement in the cul-de-sac with existing pavement to the north.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:
 - a) All existing improvements and striping within 300 feet of limits of construction.
 - b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONSDRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall include any addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report, as well as:
 - a. Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
 - b. Eastern offsite flow shall be picked up and conveyed via a ditch/storm drain and conveyed through tract "B" and merged with the western offsite flow. The case can proceed with determination and DR agenda.
 - c. Provide calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
 - d. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - e. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.

- f. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - g. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - h. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.
- 3. STORM WATER STORAGE REQUIREMENT. Prior to final plan approval, the developer shall submit a final drainage report and plan, including calculations for the storm water storage volume required, V_r , and volume provided, V_p , using the 100-year, 2-hour storm event..
 - a. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
 - c. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - d. Storage basin design shall incorporate significant landscaping requirements.
- 4. BASIN LOCATION. Basins shall be located within easements, or common tracks with easements, dedicated for the purposes of storm water storage.
- 5. BASIN CONFIGURATION. Storm water storage basins smaller than 20,000 square feet shall have a maximum water depth of three (3') feet, and a 10:1 width to depth ratio with 4:1 maximum side slopes.
- 6. BASIN CONFIGURATION. Storm water storage basins larger than 20,000 square feet having water depth greater than three (3') feet shall have 4:1 maximum side slopes for depth of three (3') feet or less, and 6:1 maximum side slopes for depths greater than three (3') feet.
- 7. BASIN OUT-FALL. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.
- 8. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point.
- 9. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.

10. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage Plan shall include, but not be limited to the following:
- a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - e. Show street cross slope direction (use arrows).
 - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
 - g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - h. Show $Q_{(100)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100 year 6 hour storm event.
 - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
 - k. Show all multi-use paths and multi-use trails.
 - l. Show all walls, such as perimeter, screening and retaining walls.
11. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
12. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the

Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.
13. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI.
14. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
15. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

DRAINAGE STRUCTURES:

1. RETAINING WALLS. Provide a structural design report for retaining walls, including but not limited to, scouring analysis and calculations for active forces based on an associated geotechnical analysis of the soils and soils condition.
2. AS-BUILT PLANS. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
 - b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

TRACTS AND EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all washes having a discharge rate of 25.00 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
 - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
 - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.
2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
 - a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
 - b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONSWATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. The sewer line adjacent to **tract "C"** will be in a 20-foot wide sewer line easement within a tract.
3. COMPLIANCE. All water and sewer lines shall be constructed in accordance with the city's Water and Wastewater Master Plans.

4. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
5. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
6. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Report.
7. FIRE CODE. The water system shall be designed to provide two (2) sources of water to the developed site. Show the 2nd source/looped system on the final plans.
8. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
 - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
 - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.

9. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
 - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.
 - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
10. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
11. MANHOLE LOCATION. Manholes shall not be located on lots.
12. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-

Builts, as issued by MCESD.

- (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
- (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
- (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

TRACTS AND EASEMENTS`:

1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
8. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale's Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. The layout and cost estimate must be submitted at the

time of final plan submittal. The developer shall pay for street light installation costs prior to issuance of building permits or final plat recording.

2. The developer shall execute an agreement to participate in an Improvement District for maintenance and operation of streetlights. The Street Light Improvement District will be formed at the time of final plat approval by City Council.

PUBLIC TRAIL:

1. A public trail and easement shall be provided within the trail easement along 124th Street.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
124 th street	Existing	Existing	Note "A"	Existing	8' sidewalk
Via Linda	Existing	Existing		Existing	8' sidewalk

NOTE "A" - Median on 124th needs to be modified to allow northbound and southbound left turns.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
2. CONNECTION TO CITY SEWER. Disconnection of septic and connection to the City sewer system is required within one year of when the City sanitary sewer system becomes available.

PLANNING ORDINANCE REQUIREMENTS**NOTES:**

1. Per the February 24, 2004 letter from Meridian Development, Inc - This site has elected to comply with the ESLO 2 provisions of the Ordinance, and any subsequent amendments that apply.
2. At the time of the preliminary plat review, this application was reviewed under the ESLO 2 provisions.

WALLS

1. *The developer shall comply with the Environmentally Sensitive Lands Ordinance provisions for perimeter walls.*
2. *Developer shall provide LRV, and Chroma values for all colors and materials, which shall comply with the Environmentally Sensitive Lands Ordinance provisions.*

LOT DESIGN:

1. Lot area, depth, and width shall comply with amended district standards of case No. 1-PP-2004 (Parker Place II).
2. All lots shall abut a public, or private street furnishing satisfactory access thereto.

NATURAL AREA OPEN SPACE (NAOS):

1. *The developer shall revise the NAOS graphic to eliminate on-lot NAOS where the lot size is less than 22,000 square feet, per the Environmentally Sensitive Lands Ordinance provisions. (Specifically lots 7, 8 and 9 as shown on the NAOS graphic.)*
2. *The developer shall submit a revised slope analysis based on the gross lot area. (Note: At the time of submittal, updated NAOS calculations were provided on the NAOS graphic, but the revised slope analysis was not submitted for review.)*
3. All areas calculated as NAOS shall be a minimum of 30 feet in width, except along street frontage which shall have a minimum width of 20 feet.
4. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Plan Review and Permit Services staff.
5. The applicant shall provide documentation of proposed distribution of Natural Area Open Space (NAOS) required for right-of-way to lots or common areas prior to final plat approval.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
2. Provide documentation required for issuance of a Native Plant Permit as required in the City Code and outlined in the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. Contact the City's Native Plant Officer at 312-7080 to initiate the process.
3. *If models homes are proposed, they shall comply with the City Code requirements regarding turf and water intensive landscaping.*
4. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

DEVELOPMENT STANDARDSSUBDIVISION NAME Parker Place IICASE # 1-PP-2004ZONING: R1-10 ESL (HD) (d)

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
A. MIN. LOT AREA	10,000 sf	9,100 sf	9%
B. MIN. LOT WIDTH			
1. Standard Lot	80 ft	75 ft	6%
2. Flag Lot			
C. MAXIMUM BUILDING HEIGHT	24' (2)	N/C	
D. MIN. YARD SETBACKS			
1. FRONT YARD			
• FRONT (to face of building)	30 ft	23 ft	25%
• FRONT (to face of garage)	30 ft	23 ft	25%
• FRONT (corner lot, side street)	15 ft	12 ft	25%
• FRONT (corner lot, adjacent to key lot, side street)	30 ft	N/C	
• FRONT (double frontage)	30 ft	N/C	
2. SIDE YARD			
• Minimum	7 ft	6 ft	25%
• Minimum aggregate	14 ft	10 ft	
3. REAR YARD			
• Standard Depth	25 ft or 15 ft	20 ft	
• Min. Depth (% of difference which can be occupied)	30%	N/C	
E. DISTANCE BETWEEN BUILDINGS (MIN)			
1. Accessory & Main	10 ft	10 ft	
2. Main Buildings/Adjacent Lots	14 ft	12 ft	14%
F. MAXIMUM WALL HEIGHT			
1. FRONT	3 ft	3 ft	
2. SIDE	8 ft	8 ft	
3. REAR	8 ft	8 ft	
4. Corner side not next to key lot	8 ft on PL	8 ft on PL	
5. Corral fence height (on prop line)			
G. DEVELOPMENT PERIMETER SETBACKS		20 ft	
H. APPLICABLE ZONING CASES			
I. NOTES & EXCEPTIONS:			
1.	Per the February 24, 2004 letter from Meridian Development, Inc - This site has elected to comply with the ESLO 2 provisions of the Ordinance, and any subsequent amendments that apply.		
2.	Maximum Building Height per the ESLO 2 provisions at the time of review.		